



**Urban Renewal Agency Work Session Minutes
Site B Redevelopment RFP**

**Monday, January 27, 2020
6:00 p.m., Community Auditorium**

***Minutes are unofficial until approved by the Urban Renewal Agency.
Urban Renewal Agency approved minutes as presented March 26, 2020.***

1. CALLED TO ORDER AND ROLL CALL:

Peter Truax, Urban Renewal Agency (URA) Director Chair, called the URA work session to order at 6:00 p.m.

ROLL CALL: URA DIRECTORS PRESENT: Timothy Rippe; Ronald Thompson; Elena Uhing; Mariana Valenzuela; Malynda Wenzl, Director Vice Chair; and Peter Truax, Director Chair. **ABSENT:** Adolph "Val" Valfre, excused.

STAFF PRESENT: Jesse VanderZanden, Executive Director; Paul Downey, Administrative Services Director; Bryan Pohl, Community Development Director; and Anna Ruggles, City Recorder.

2. WORK SESSION: SITE B REDEVELOPMENT REQUEST FOR PROPOSALS

Pohl, Downey and VanderZanden facilitated the work session, noting the purpose of the work session was to establish consensus before releasing the Agency's Request for Proposals (RFP) for the land purchase, design, financing and construction of Redevelopment of Agency-owned Site B (Times-Litho), a 0.96-acre site located in downtown at the corner of Pacific Avenue and B Street, west of Jesse Quinn development. Pohl reported at the URA work session, held on November 25, 2019, the Board reviewed the vision, objectives, and timeline for redevelopment contained the draft RFP, noting the site is zoned Town Center Transition (TCT) consistent with the Comprehensive Plan designation and policies for the Town Center, which allows a mix of retail, office and residential development and ground floor retail uses are permitted but not required. In addition, Pohl presented a PowerPoint presentation overview of the URA's vision and project redevelopment objectives of Site B identified in the RFP and posed the following questions for the Board's consideration:

- Should any uses, such as housing, be mandatory?
- What type of housing should be allowed: duplexes, townhouses, apartments?
- Are there any allowed uses that should be prohibited at Site B?
- Should ground level retail be required? What type of commercial should be allowed?

- Should mixed-use be required? Could the mix of uses be vertical or horizontal?
- What resources is the Board willing to consider committing to the project?

URA Board Discussion:

Director Chair Truax opened the floor and roundtable discussion ensued pertaining to the vision and project redevelopment objectives preferred in the RFP for Site B and the above-noted questions pertaining to the desire of incorporating an affordable housing element and commercial retail that maximizes taxable assessed value and creating a vital and vibrant downtown that draws interest for pedestrians and creates a sense of a gathering place for the community. In response to inquiries pertaining to parking, Pohl advised the TCT Zone, pursuant to the Development Code, does not require off-street parking for non-residential uses; however, a limited amount of off-street parking could be required as part of the proposed development concept. Chair Truax pointed out multi-use parking also needs to be a discussion topic at the Council level, i.e., businesses and institutions allowing privately-owned park lots to be used after business hours or on the weekends if closed. Pohl advised staff will be presenting the results of the Town Center Parking Study to Council at a later date. In response to inquiries pertaining to the allowable commercial uses, Pohl explained the TCT zone allows a variety of non-residential uses, which were referenced in the staff report, and residential development at 40 units per acre and up to 100 units per acre with incentives. The TCT zone also allows some civic/institutional uses. In addition, Chair Truax added that he is very interested in increase the density for affordable housing, which the Board collectively concurred. VanderZanden advised incentives include the remaining system development charge credits of \$5,000 to \$10,000. In conclusion of the above-noted discussion, the Board collectively concurred with the following requirements:

- Maximize taxable assessed value of the site.
- Commercial Projects must include ground level retail uses. Adding retail to the mix creates jobs and more likely to stimulate the downtown and surrounding properties.
- Residential Proposals must incorporate an affordable housing element. Pohl pointed out, and the Board collectively concurred, that at least 30% of the units should be affordable for households earning no more than 60% of Washington County's median household income.
- Although off-site parking is required for non-residential uses, provide a limited amount of off-street parking to support the development concept.
- Allow flexibility to determine most suitable development concept for the site.
- In the best interest of the URA, the URA may reject any and all proposals.

In conclusion of the above-noted URA Board recommendations, VanderZanden advised staff will proceed with the RFP for Redevelopment of Site B solicitation, noting staff will review the proposals to ensure the proposals meet the requirements of the RFP and Urban Renewal Advisory Committee will review and rank all

proposals, interview selected proposers, and make a recommendation to the URA Board on which proposals or proposal to consider.

The URA Board took no formal action nor made any formal decisions during the work session.

3. **ADJOURNMENT:**

Director Chair Truax adjourned the URA work session meeting at 6:48 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder